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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Severn Road*

PONTCANNA



Comments by Mrs Ruby Ledley

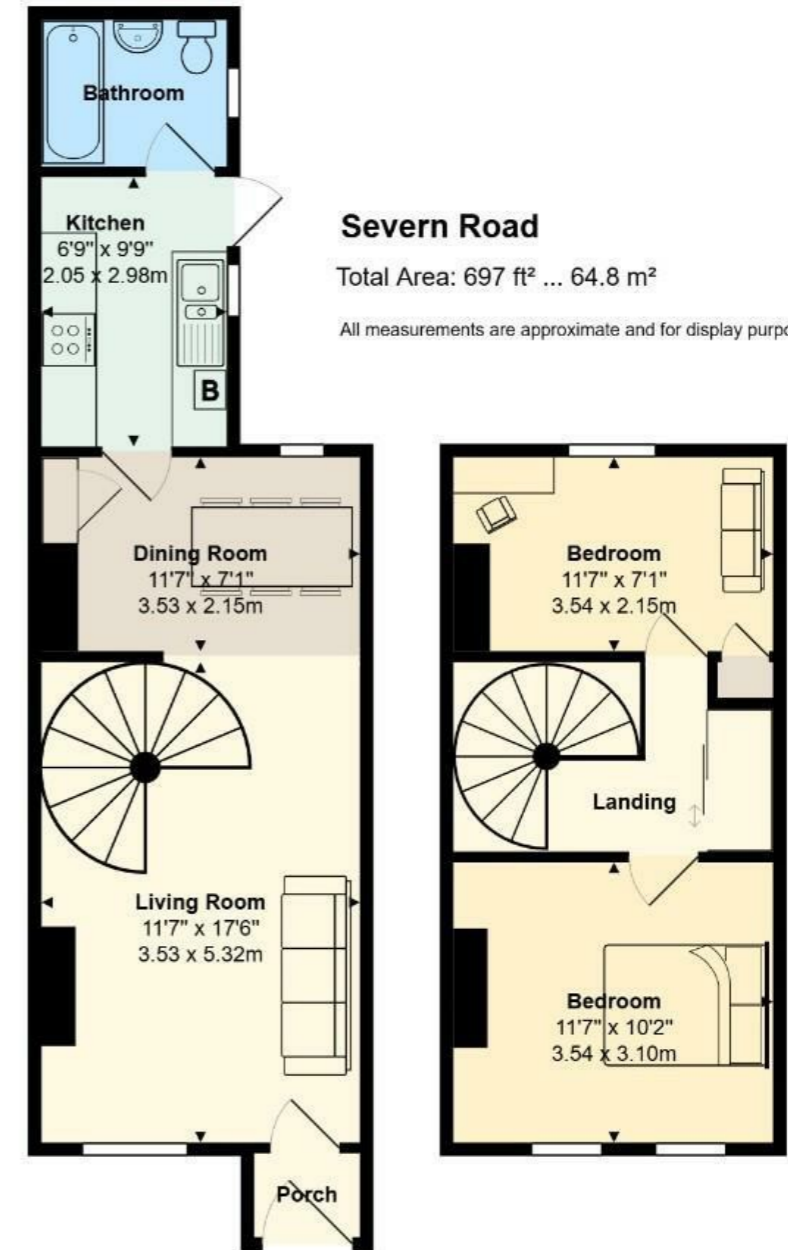


**Property Specialist**  
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 Valuer  
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*As you step inside, you're welcomed into a bright and characterful living area, where exposed beams and a coved ceiling evoke a warm, rustic elegance.*

Comments by the Homeowner



# Severn Road

*Pontcanna, Cardiff, CF11 9EA*

Guide Price

**£325,000**



2 Bedroom(s)



1 Bathroom(s)



677.00 sq ft



Contact our

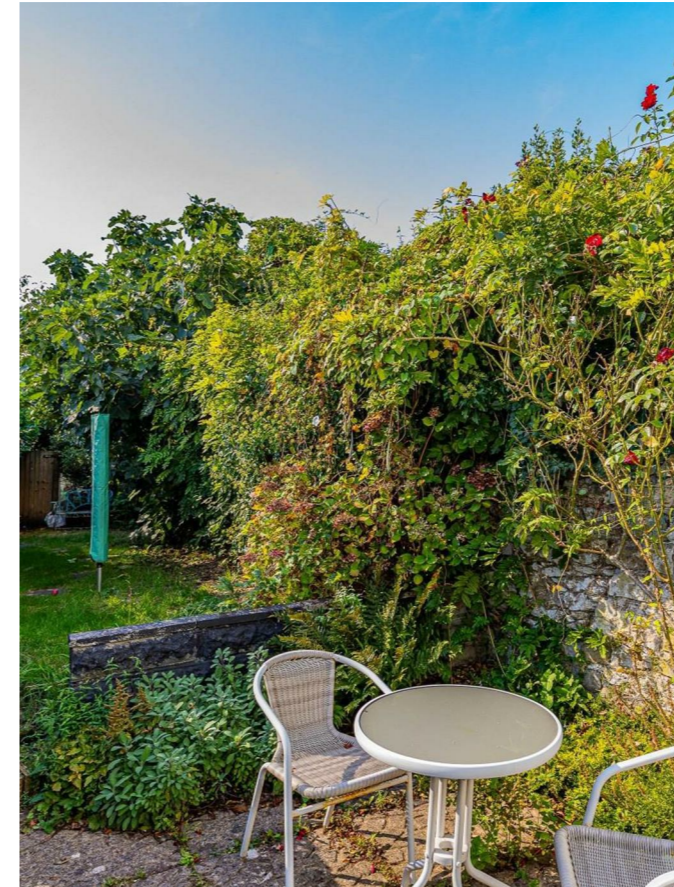
***Pontcanna Branch***

02920 499680

Tucked away on the sought-after Severn Road, this delightful terraced house blends character, comfort, and convenience in one inviting package. Set within the vibrant Pontcanna, the home is ideal for buyers seeking authentic charm and individuality, this is a home that effortlessly stands out for all the right reasons.

Covering 677 square feet, the property features a bright and spacious open-plan living area. With two bedrooms—one currently used as a study—it provides flexible living space to suit your lifestyle.

One of the true highlights of this home is the generously sized garden. Perfectly positioned, the property offers excellent access to local amenities, reputable schools, and convenient transport links—making it a great option for professionals, couples, or investors.





#### Porch

Living Room 11'7 x 17'6 (3.53m x 5.33m)

Dining Room 11'7 x 7'1 (3.53m x 2.16m)

Kitchen 6'9 x 9'9 (2.06m x 2.97m)

Bathroom

Landing

Bedroom 1 11'7 x 10'2 (3.53m x 3.10m)

Bedroom 2 / Study 11'7 x 7'1 (3.53m x 2.16m)

Garden

Tenure

freehold- To be confirmed by your legal advisor

#### School Catchment

Severn Primary School  
Fitzalan High School (year 2024-25)

Ysgol Pwll Coch (year 2024-25)  
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

#### Council Tax

Band D

#### EPC

RATING D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 